

TOWN OF DAVIE

TOWN COUNCIL AGENDA REPORT

TO: Mayor and Council members

FROM/PHONE: Mark A. Kutney, AICP, Development Services Director/ (954) 797-1101
Prepared by: Annie Feng, Planner II

SUBJECT: Site Plan SP 3-4-03 Sierra Ranches, 1900 Hiatus Road/Generally located on the east side of Hiatus Road, immediately south of the Village of Harmony Lakes Development.

AFFECTED DISTRICT: District 3

TITLE OF AGENDA ITEM: SP 3-4-03 Sierra Ranches, Nadeau Charitable Foundation, Inc. /Home Dynamics Corporation, 1900 Hiatus Road (A-1, Agricultural District)

REPORT IN BRIEF: The subject property is 89.05 acres in area, abutting the residential development of Harmony Lakes to the north, the single-family development of Northstar to the south, and the designated scenic corridor, Hiatus Road to the west. An existing 50-foot canal and equestrian trail separate the site from the existing single-family homes to the east. The applicant is proposing 62 single-family houses with the minimum lot size of 35,000 square feet on the subject site.

The South Florida Water Management District has deemed that 75 percent of the property contains jurisdiction wetlands. The applicant is proposing to mitigate 17.6 acres on site and the rest off-site. The proposed 17.6-acre wetland is located along Hiatus Road at the front of the site. A majority of the off-site mitigation is proposed within the Town of Davie boundary.

The site plan layout is consistent with the design principles of the rural lifestyle requirements. The loop-pattern street system with a water body and open spaces limits dead-end streets. A ten-foot equestrian trail is proposed along the north property line and Hiatus Road connecting to the existing Peaceful Ridge trail along Hiatus Road. There is an existing equestrian trail along the east property line within the 50-foot canal easement. This trail extends south to the Westridge-Robbins Park Trail. Hiatus Road is a designated scenic corridor. A 50-foot-wide scenic corridor buffer area, including landscape buffer and a ten-foot meandering equestrian trail, is provided adjacent to the street. The landscape design meets the scenic corridor buffer requirements and enhances the streetscape along Hiatus Road.

The proposed single-family residences are custom homes. The applicant will be required to submit floor plans, elevation plans, and landscape plans for Site Plan Committee approval prior to the issuance of each building permit.

PREVIOUS ACTIONS: None

CONCURRENCES: At the November 25, 2003 Site Plan Committee meeting, Vice-Chair Evans made a motion, seconded by Mr. Engel, to approve based on the planning report and

that the main entrance and the round-about within the community be brought back with a complete conceptual landscape plan (Motion carried 4-0 with Ms. Julie Aitken absent).

FISCAL IMPACT: N/A

RECOMMENDATION(S): Staff finds the subject application complete and suitable for transmittal to Site Plan Committee and Town Council for further consideration. In addition, the following conditions shall be addressed prior to final site plan approval:

1. Special permit, in accordance with Section 12-34(P)(1)(c), is required for the use of a sales trailer on the property.
2. Provide a preliminary design of a round-a-bout on Hiatus Road into the development for evaluation as an alternative intersection design.
3. Consider other species of trees to replace Orchid, such as Satinleaf, Gumbo Limbo, or Queens Crepe Mytle.
4. Prove a detailed tree survey and tree preservation plan prior to the issuance of clearing and grubbing permit. Tree removal/relocation permits are required to remove or relocate trees.
5. Indicate the existing recreation/equestrian trail within the canal easement along the east property line.

Attachment(s): Planning Report, Land Use Map, Zoning and Aerial Map, Site Plan

Application: SP 3-4-03 Sierra Ranches
Exhibit "A"

Revisions: 12/1/03
Original Report Date: 11/18/03

TOWN OF DAVIE
Development Services Department
Planning and Zoning Division Staff
Staff Report and Recommendation

Applicant Information

<u>Owner:</u>	<u>Petitioner:</u>
Name: Nadeau Charitable Foundation, Inc.	Home Dynamics Corporation
Address: 2600 NE 9 St.	4788 W. Commercial Blvd.
City: Ft. Lauderdale, FL 33304	Tamarac, FL 33319
Phone: (954) 565-7779	(954) 484-4800

Background Information

Application History: No deferrals have been requested.

Site Plan Committee Recommendation: At the November 25, 2003 Site Plan Committee meeting, the committee made a motion to approve the site plan application with conditions.

Application Request: Site plan approval for the construction of 62 single-family homes on 89 acres known as Sierra Ranches

Address/Location: 1900 Hiatus Road/Generally located on the east side of Hiatus Road, immediately south of the Village of Harmony Lakes Development.

Future Land Use Plan Designation: Residential (1 DU/AC)

Zoning: A-1 (Agricultural District)

Existing Use: Vacant

Proposed Use: Single family homes

Parcel Size: 89.05 acres

	<u>Surrounding Uses:</u>	<u>Surrounding Land</u>
		<u>Use Plan Map Designations:</u>
North:	Single family dwellings (Harmony Lakes)	Residential (5 DU/AC)
South:	Single family dwellings (Northstar)	Residential (1 DU/AC)
East:	Single family dwellings	Residential (1 DU/AC)
West:	Single family dwellings	Residential (1 DU/AC)

Surrounding Zoning:

North: PRD-5, Planned Residential Development District
South: R-1, Estate Dwelling District
East: R-3, Low Density Dwelling District
West: R-1, Estate Dwelling District

Zoning History

Related Zoning History:

On October 2, 2002, the Town of Davie adopted Ordinance No. 2002-35 approving rural lifestyle regulations including the Scenic Corridors Overlay District.

On November 19, 2003, Town Council approved the rezoning request, ZB 3-5-03, to rezone the property from AG (Agricultural District) to A-1 (Agricultural District).

Previous Requests on same property:

The Plat, Sierra Estates, was approved by Town Council on September 18, 2002.

Applicable Codes and Ordinances

Article IX of the Land Development Code, Rural Lifestyle Regulations for site design, building design, circulation, scenic corridor buffer, and fence and wall.

Section 12-287 of the Land Development Code requires the minimum lot size of 35,000 square feet and the minimum lot frontage of 140 feet. The required minimum setbacks are: front 40'-50', side 30', and rear 35'. The Maximum building coverage is 25 percent.

Section 12-282 of the Land Development Code provides the intent, applicability, definition, and boundaries for scenic corridors.

Section 12-208 (A)(7) of the Land Development Code requires two (2) spaces for each single-family dwelling unit.

Article VI of the Land development Code, Site Landscaping.

Comprehensive Plan Considerations

Planning Area: The subject property falls within Planning Area 2. Planning Area 2 includes the westernmost section of the Town north of Orange Drive and south of SW 14 Street, and bound on the west by Interstate 75 and on the east by SW 100 Avenue. The predominant existing and planned land use is single family residential at a density of one dwelling per acre.

Broward County Land Use Plan: The subject site falls within Flexibility Zone 100.

Applicable Goals, Objectives & Policies: *Future Land Use Plan, Objective 17: Land Use Compatibility and Community Appearance, Policy 17-3:* Each development proposal shall be reviewed with respect to its compatibility with adjacent existing and planned uses.

Future Land Use Plan, Objective 5: Consistency of Development with Comprehensive Plan, Policy 11-2: The location and designation of lands for Recreation and Open Space use shall recognize the need for active and passive recreational facilities while preserving open spaces for aesthetic and environmental purpose.

Significant Development Review Agency Comments

Planning and Zoning:

1. Special permit, in accordance with Section 12-34(P)(1)(c), is required for the use of sales trailer on the property.

Engineering:

1. Provide a preliminary design of a round-a-bout on Hiatus Road into the development for evaluation as an alternative intersection design.

Landscaping:

1. Consider other species of trees to replace Orchid, such as Satinleaf, Gumbo Limbo, or Queens Crepe Mytle.
2. Prove a detailed tree survey and tree preservation plan prior to the issuance of cleaning and grabbing permit. Tree removal/relocation permits are required to remove or relocate trees.

Application Details and Staff Analysis

The applicant's SUBMISSION indicates the following:

1. *Site:* The subject property is 89.05 acres in area. It abuts the residential development of Harmony Lakes to the north, the single-family development of Northstar to the south, and the designated scenic corridor, Hiatus Road to the west. An existing 50 foot canal and equestrian trail separate the site from the existing single-family homes to the east. The applicant is proposing 62 single-family houses with the minimum lot size of 35,000 square feet on the subject site.

The South Florida Water Management District has deemed that 75 percent of the property contains jurisdiction wetlands. The applicant is proposing to mitigate 17.6 acres on site and the rest off-site. The proposed 17.6-acre wetland is located along Hiatus Road at the front of the site. A majority of the off-site mitigation is proposed within the Town of Davie boundary.

The site plan layout is consistent with the design principles of the Rural Lifestyle requirements. The loop-pattern street system with a water body and open spaces limits

dead-end streets. The streets within the development are 50-foot public rights-of-way with eight-foot swales to accommodate large street trees, and sidewalks on both sides of streets.

2. *Trails:* A ten-foot equestrian trail is proposed along the north property line and Hiatus Road connecting to the existing Peaceful Ridge trail along Hiatus Road. There is an existing equestrian trail along the east property line within the 50-foot canal easement. This trail extends south to the Westridge-Robbins Park Trail. The applicant shall revise the site plan to reflect the recreation/equestrian trail within the canal maintenance easement.
3. *Architecture:* The proposed single-family residences are custom homes. The applicant will be required to submit floor plans, elevation plans, and landscape plans for Site Plan Committee approval prior to the issuance of each building permit.
4. *Access and Parking:* The access to the site is via a 50-foot access on Hiatus Road. Each single-family residence will have a minimum two car garage and driveway to accommodate the required parking.
5. *Lighting:* The proposed photometric lighting plan meets the code requirements. The proposed lighting fixture complies with the approved rural lifestyle lighting fixture. The 21.5-foot-high streetlights with large canopy street trees will provide a pedestrian friendly environment within the community.
6. *Landscaping:* Hiatus Road is a designated scenic corridor. A 50-foot-wide scenic corridor buffer area, including landscape buffer and a ten-foot meandering equestrian trail, is provided adjacent to the street. Within this area, Live Oaks are proposed street trees, accented with sub-canopy trees and flower trees including Glaucous Cassia, Vax Mytle, and Red Maple. Florida Royal Palms are proposed entrance feature trees. The 4.5-foot-high entrances signs located on both sides of the front entrance are enhanced by different layers of landscape materials including Live Oaks, Orange Geiger, and combination of shrubs and groundcovers. Live Oaks are the proposed street trees inside of the community. The applicant shall revise the site plan to provide a continuous hedge within the scenic corridor buffer area to meet the scenic corridor buffer requirements.

Since the site is covered entirely by wetlands and vegetations, the applicant shall provide a detailed tree survey including a tree assessment of existing trees prior to the issuance of clearing and grubbing permit. Tree relocation and removal permits are required for the trees to be relocated and removed.

7. *Drainage:* This subject site is within the Central Broward Water Control District. The proposed lakes will serve on-site drainage requirement. Central Broward Water Control District approval is required prior to the issuance of any site development permit.

8. *School System:* Fox Trail Elementary, Indian Ridge Middle, and Western High are the Broward County public schools that serve this development.
 9. *Recreation and Open Space:* Robbins Lodge and Preserve is less than two (2) miles south of the development on Hiatus Road. The Peaceful Ridge Trail and Westridge-Robbins Park Trail provide trail connections between the development and Robin Lodge and Preserve.
 10. *Compatibility:* The proposed project is compatible with surrounding residential developments with respect to density, lot size, trails, and landscape along Hiatus Road. In addition, each individual model plan will be submitted to the Site Plan Committee for approval for design and compatibility in the future.
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Findings of Fact

The proposed site plan meets the intent of Rural Lifestyle Regulations and is in conformance with all applicable Codes and Ordinances in respect to site design, circulation, setbacks, buffering, and parking. The landscape design meets the scenic corridor buffer requirements and enhances the streetscape along Hiatus Road. The proposed project is compatible with the surrounding residential developments.

Staff Recommendation

Staff finds the subject application complete and suitable for transmittal to Site Plan Committee and Town Council for further consideration. In addition, the following conditions shall be addressed prior to final site plan approval:

6. Special permit, in accordance with Section 12-34(P)(1)(c), is required for the use of a sales trailer on the property.
 7. Provide a preliminary design of a round-a-bout on Hiatus Road into the development for evaluation as an alternative intersection design.
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Site Plan Committee Recommendation

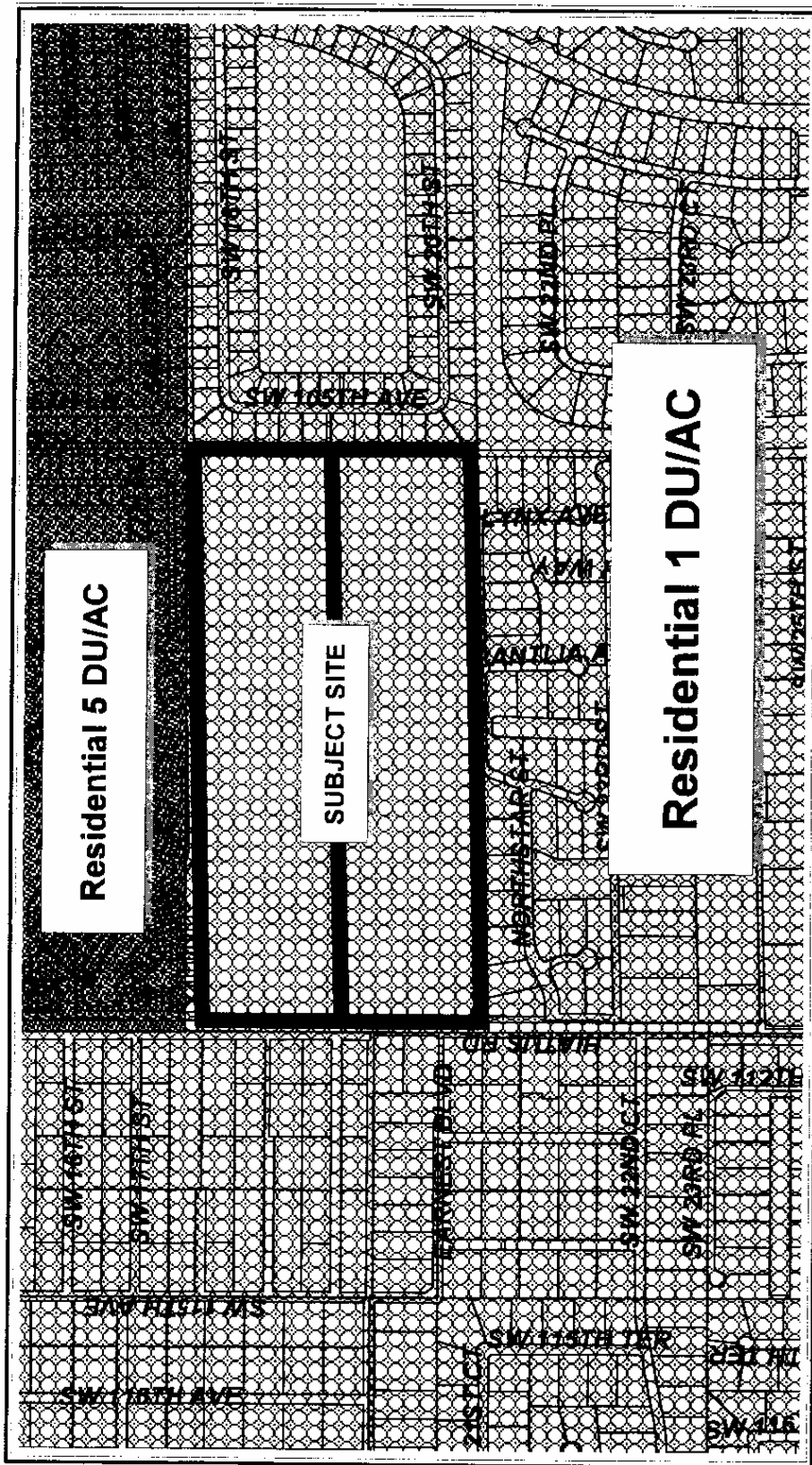
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and the round-about within the community, be brought back with a complete conceptual landscape plan (Motion carried 4-0 with Ms. Julie Aitken absent).

Exhibits: Site Plan, Future Land Use Map, Zoning and Aerial Map.

Prepared by: _____

Reviewed by: _____

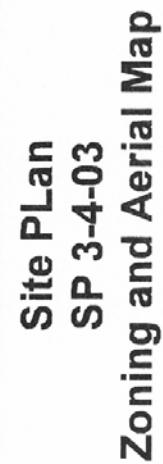


Planning & Zoning Division - GIS



**REZONING
ZB 3-5-03
Future Land Use Map**

Prepared By: AF
Date Prepared: 9/22/03



Date Flown: 12/31/00



700	0	700	1400 Feet
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Planning & Zoning Division - GIS

Prepared By: AF
Date Prepared: 9/22/03